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KNOW ALL MEN BY THESE PRESENTS

THAT I, BRUCE HAMILTON, of Waterville, County of Kennebec and State of Maine holden and stand firmly bound and obliged unto SHERWOOD BOOKER and LAURIE-JO BOOKER of Waterville, County of Kennebec and State of Maine in the full and just sum of THIRTY-FIVE THOUSAND DOLLARS (\$35,000.00) to be paid unto the said Sherwood Booker and Laurie-Jo Booker, their executors, administrators or assigns; to the which payment well and truly to be made I bind my heirs, executors and administrators, firmly by these presents.

Dated the ninth day of February in the year of our Lord one thousand nine hundred and eighty-nine.

The Condition of this Obligation is such, that whereas, the said Bruce Hamilton agreed and does hereby agree to sell and convey to the said Sherwood Booker and Laurie-Jo Booker, their heirs or assigns, the land in Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, bounded and described as follows:

Beginning at a stone monument in the southerly line of King Street, so-called, at the northwesterly corner now or formerly of Charles F. King; thence southerly along the westerly line of land now or formerly of said Charles F. King about ninety-one (91) feet to the southerly line of the Gilman Passway, so-called; thence westerly along the southerly line of said Passway forty-three (43) feet to a stake; thence northerly about ninety-one (91) feet to a stone monument in the southerly line of said King Street; thence easterly along the southerly line of said King Street forty-six (46) feet to the point begun at.

Being the same premises conveyed to Bruce Hamilton and Margaret A. Hamilton by deed of Royal G. Veilleux, Executor of the Estate of Laurier W. Veilleux, dated June 25, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1498, Page 520. Margaret A. Hamilton conveyed her interest in the property to Bruce Hamilton by quitclaim deed dated January 28, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2924, Page 283.

And whereas the said Sherwood Booker and Laurie-Jo Booker in consideration thereof have agreed to pay to said Bruce Hamilton, his heirs, executors, or administrators the sum of Thirty-Five Thousand Dollars (\$35,000.00) as follows:

1. Thirty-Five Thousand with interest at the rate of ten and one half percent (10.5%) per annum, payable in 360 equal consecutive monthly installments of Three Hundred Twenty and Sixteen Hundredths Dollars (\$320.16), the first payment to be made March 9, 1989.

SHERWOOD BOOKER and LAURIE-JO BOOKER agree:

1. To keep in force a fire and extended coverage policy of insurance in an amount not less than \$35,000.00 applicable to said premises naming Bruce Hamilton as insured as his interest may appear and containing a provision that Bruce Hamilton will be given at least ten days notice of cancellation of such policy and to furnish evidence satisfactory to Bruce Hamilton that such insurance is in force.

2. To maintain said premises at his expense in a satisfactory manner; and

3. To pay all taxes applicable to said premises before delinquency and accrual of interest.

Now, if after the payment of said Thirty-Five Thousand Dollars (\$35,000.00) before or at the time the same shall become due, and at the request of the said Sherwood Booker and Laurie-Jo Booker, their heirs, executors, administrators or assigns, the said Bruce Hamilton, his heirs, executors, or administrators, shall make, execute, and deliver to the said Sherwood Booker and Laurie-Jo Booker, their heirs, executors, administrators or assigns, a good and sufficient warranty deed of said real estate, clear of encumbrances, then this obligation shall be void, otherwise remain in full force and effect.

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Said Sherwood Booker and Laurie-Jo Booker to have possession of said premises until he shall have failed to perform any of the conditions of this bond.

Signed, Sealed and Delivered
in the presence of

D. R. Butler
D. R. Butler
D. R. Butler

Sherwood Booker
SHERWOOD BOOKER
Laurie-Jo Booker
LAURIE-JO BOOKER
Bruce Hamilton
BRUCE HAMILTON

STATE OF MAINE

Kennebec, ss.

On this 9th day of February, 1989, personally appeared the above named Sherwood Booker, Laurie-Jo Booker and Bruce Hamilton and acknowledged the foregoing instrument to be their free act and deed.

Before me,

D. R. Butler
ATTORNEY AT LAW
DAVID R. BUTLER, ESQ.

RECEIVED KENNEBEC SS.

1989 FEB 14 AM 9:00

ATTEST: Theresa Ruth Johnson
REGISTER OF DEEDS